



Location: **West Suburban Ind Cluster**
West Suburbs Ind Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Class C Flex**

Status: **Built 1986**
 Tenancy: -

Land Area: **0.15 AC**
 Stories: **1**
 RBA: **11,000 SF**

Landlord Rep: **Peter & Marina Aguilera**
 Management: -
 Recorded Owner: **Haas Mary Ellen Larson**
 Sales Company: **Peter & Marina Aguilera: Peter Aguilera (630) 393-1100**

Total Avail: **1,500 SF**
 % Leased: **86.4%**

Ceiling Height: -
 Column Spacing: -
 Drive Ins: -
 Loading Docks: -
 Power: -

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: -
 Utilities: -

For Sale: **For Sale at \$699,000 (\$63.55/SF) - Active**
 Expenses: **2013 Tax @ \$0.71/sf, 2012 Est Tax @ \$0.69/sf**
 Parcel Number: **06-10-118-025**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	1,500	1,500	\$8.00/mg	Vacant	Negotiable	Direct
<i>Peter & Marina Aguilera / Peter Aguilera (630) 393-1100</i> \$1000 per month						



Location: **West Suburban Ind Cluster**
West Suburbs Ind Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Class C Warehouse**

Status: **Built 1963**
 Tenancy: **Single Tenant**

Land Area: **0.20 AC**
 Stories: **1**
 RBA: **4,935 SF**

Landlord Rep: **Kingbrook, Inc.**
 Management: **-**
 Recorded Owner: **Patrick L. Schuetz**
 Sales Company: **Kingbrook, Inc.: Thomas Kukulski (630) 916-4700 X232**

Total Avail: **4,935 SF**
 % Leased: **100%**

Ceiling Height: **12'0"**
 Column Spacing: **-**
 Drive Ins: **1**
 Loading Docks: **1 ext**
 Power: **200a 3p**

Crane: **-**
 Rail Line: **None**
 Cross Docks: **-**
 Const Mat: **Masonry**
 Utilities: **-**

For Sale: **For Sale at \$425,000 (\$86.12/SF) - Active**
 Expenses: **2013 Tax @ \$1.46/sf**
 Parcel Number: **06-04-201-010**
 Parking: **8 free Surface Spaces are available; Ratio of 1.62/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	4,935	4,935	\$9.12/mg	Negotiable	Negotiable	Direct
Kingbrook, Inc. / Thomas Kukulski (630) 916-4700 x232 4,935 sq. ft. free standing building, 435 sq. ft. office, 8+ car parking, 1 dock, 1 drive in door, 12' ceiling, 200 amps, 3 phase, brick and block, built in 1960's.						

Building Notes

July 2004: LaSalle Bank T#1454 sold this property to Patrick L. Schuetz.



Location: **West Suburban Ind Cluster**
West Suburbs Ind Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Class C Showroom**

Status: **Built 1967**
 Tenancy: -

Land Area: **3.76 AC**
 Stories: **1**
 RBA: **14,200 SF**

Landlord Rep: **Lee & Associates of IL, LLC**
 Management: -
 Recorded Owner: **Whitney Patricia**
 Sales Company: **Lee & Associates of IL, LLC: Jay Farnam (773) 355-3029, Michael Plumb (773) 355-3019**

Total Avail: **14,200 SF**
 % Leased: **100%**

Ceiling Height: **15'0"**
 Column Spacing: -
 Drive Ins: **3**
 Loading Docks: **None**
 Power: **200a/240v 3p**

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: -
 Utilities: -

For Sale: **For Sale - Active**
 Expenses: **2013 Tax @ \$1.92/sf**
 Parcel Number: **03-34-302-059**
 Parking: **60 Surface Spaces are available; Ratio of 4.22/1,000 SF**
 Amenities: **Fenced Lot**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	14,200/4,600 ofc	14,200	\$11.83/nnn	Negotiable	Negotiable	Direct

Lee & Associates of IL, LLC / Michael Plumb (773) 355-3019 / Jay Farnam (773) 355-3029
 - 80,850 SF fenced yard - Large marquee - two way of ingree/egress - Low DuPage County Taxes - 283' of frontage on North Ave - 46,000 vehicles per day - Large showroom



Location: **West Suburban Ind Cluster**
West Suburbs Ind Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Class B Flex/(Strip Center)**

Status: **Built 1990**
 Tenancy: -

Land Area: **1.94 AC**
 Stories: **2**
 RBA: **30,000 SF**

Landlord Rep: **@properties Commercial**
 Management: -
 Recorded Owner: **401 Llc**

Total Avail: **13,500 SF**
 % Leased: **55.0%**

Ceiling Height: **18'0"**
 Column Spacing: -
 Drive Ins: -
 Loading Docks: **3 ext**
 Power: -

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: -
 Utilities: -

For Sale: **Not For Sale**

Expenses: **2014 Combined Tax/Ops @ \$6.75/sf**

Parcel Number: **06-03-200-014**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 3	3,500	3,500	\$8.00/mg	Vacant	Negotiable	Direct
<i>@properties Commercial / Joe Kunst (312) 506-0200 / Dan Stratis (312) 506-0200</i>						
P 2nd / Suite 2	10,000 div	10,000	\$12.00/mg	Vacant	Negotiable	Direct
<i>@properties Commercial / Joe Kunst (312) 506-0200 / Dan Stratis (312) 506-0200</i>						



Location: **West Suburban Ind Cluster
West Suburbs Ind Submarket
DuPage County
Villa Park, IL 60181**

Building Type: **Class C Industrial**

Status: **Built 1957**
Tenancy: **Multiple Tenant**

Land Area: **0.60 AC**
Stories: **1**
RBA: **16,055 SF**

Landlord Rep: **A.A. Conte & Son, Inc.**
Management: **-**
Recorded Owner: **Conte Building Corp**

Total Avail: **5,000 SF**
% Leased: **68.9%**

Ceiling Height: **14'0"**
Column Spacing: **-**
Drive Ins: **1 - 14'0"h**
Loading Docks: **None**
Power: **280a 3p**

Crane: **-**
Rail Line: **None**
Cross Docks: **-**
Const Mat: **-**
Utilities: **-**

For Sale: **Not For Sale**
Expenses: **2010 Tax @ \$1.20/sf**
Parcel Number: **06-04-204-020**
Parking: **Ratio of 1.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 742	5,000	5,000	\$6.50/nnn	Vacant	1-3 yrs	Direct
A.A. Conte & Son, Inc. / Art Conte (630) 231-8292						



Location: **West Suburban Ind Cluster**
West Suburbs Ind Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Class C Flex**
 Status: **Built 1978**
 Tenancy: **Multiple Tenant**

Land Area: **0.58 AC**
 Stories: **2**
 RBA: **12,000 SF**

Landlord Rep: **RDP Corporation**
 Management: **-**
 Recorded Owner: **RDP Corporation**
 Sales Company: **Spartan Realty & Development Inc: John Parrish (630) 545-1111**

Total Avail: **2,700 SF**
 % Leased: **77.5%**

Ceiling Height: **9'0"-14'0"**
 Column Spacing: **-**
 Drive Ins: **2**
 Loading Docks: **2 ext**
 Power: **-**

Crane: **-**
 Rail Line: **-**
 Cross Docks: **None**
 Const Mat: **Masonry**
 Utilities: **-**

For Sale: **For Sale at \$975,000 (\$81.25/SF) - Active**

Expenses: **2013 Tax @ \$2.15/sf, 2012 Est Tax @ \$1.75/sf; 2012 Est Ops @ \$2.33/sf**

Parcel Number: **06-04-114-030**

Parking: **25 Surface Spaces are available; Ratio of 1.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite D-1 <i>RDP Corporation / Richard Pasaglia (630) 690-3697</i>	1,200	1,200	\$12.00/+e&c	Vacant	Negotiable	Direct
P 2nd / Suite E-2 <i>RDP Corporation / Richard Pasaglia (630) 690-3697</i> 24/7 access	500	1,500	\$12.00/+elec	Vacant	1-3 yrs	Direct
P 2nd / Suite F-2 <i>RDP Corporation / Richard Pasaglia (630) 690-3697</i> 24/7 access	500	1,500	\$12.00/+elec	Vacant	1-3 yrs	Direct



Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 2nd / Suite G-2 RDP Corporation / Richard Pasaglia (630) 690-3697 24/7 access	500	1,500	\$12.00/+elec	Vacant	1-3 yrs	Direct



Location: **West Suburban Ind Cluster**
West Suburbs Ind Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Class B Manufacturing**

Status: **Built 1987**
 Tenancy: **Multiple Tenant**

Land Area: **1 AC**
 Stories: **1**
 RBA: **24,549 SF**

Landlord Rep: **Transwestern**
 Management: **-**
 Recorded Owner: **Young Raymond J**

Total Avail: **12,300 SF**
 % Leased: **49.9%**

Ceiling Height: **17'0"**
 Column Spacing: **-**
 Drive Ins: **3**
 Loading Docks: **5 ext**
 Power: **200-600a/200-280v**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **-**
 Const Mat: **Masonry**
 Utilities: **Heating - Gas, Sewer - City, Water - City**

For Sale: **Not For Sale**
 Expenses: **2013 Tax @ \$1.03/sf**
 Parcel Number: **03-34-303-044, 03-34-303-055**
 Amenities: **Mezzanine, Security System**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	12,300 div/2,420 ofc	12,300	\$7.75/ig	Vacant	Negotiable	Direct

Transwestern / Joe Karmin (847) 588-5670 / Justin Lerner (847) 588-5665

• Great access to North Avenue, I-294, I-290, & I-355 • Floor drain in place • Open showroom area • Low DuPage County Taxes • Well maintained facility

Building Notes

-6,100 SF Unit Available



- 750 SF Office
- Mezzanine deck above offices
- 17' clear height
- 2 exterior docs/w/1 leveler
- 1 Drive-in Door
- 200 Amps, 240 Volts
- Building unit is in excellent condition
- Upgraded office finishes
- Entire building is 24,549 SF
- Situated on 1 acre of land
- Within minutes of major highways
- Ample parking



Location: **West Suburban Ind Cluster**
West Suburbs Ind Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Class C Flex**
 Status: **Built 1960**
 Tenancy: **Multiple Tenant**

Land Area: **0.21 AC**
 Stories: **1**
 RBA: **7,125 SF**

Landlord Rep: **Glen Somers**
 Management: **-**
 Recorded Owner: **Dennis Morris**
 Sales Company: **Glen Somers: Glen Somers (708) 267-2952**

Total Avail: **6,795 SF**
 % Leased: **4.6%**

Ceiling Height: **12'0"**
 Column Spacing: **-**
 Drive Ins: **1 - 10'0" w x 12'0" h**
 Loading Docks: **None**
 Power: **200a/240v**

Crane: **None**
 Rail Line: **-**
 Cross Docks: **-**
 Const Mat: **Masonry**
 Utilities: **Heating - Gas**

For Sale: **For Sale at \$595,000 (\$83.51/SF) - Active**
 Expenses: **2013 Tax @ \$0.67/sf**
 Parcel Number: **06-03-320-024**
 Parking: **10 free Surface Spaces are available; Ratio of 1.40/1,000 SF**
 Amenities: **Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,445/4,745 ofc	5,445	\$12.00/mg	Vacant	1-3 yrs	Direct
Glen Somers / Glen Somers (708) 267-2952 New Fire Alarm System New roof 2008 Newer HVAC						
P 1st	1,350	1,350	\$12.00/mg	Vacant	1-3 yrs	Direct
Glen Somers / Glen Somers (708) 267-2952 New Fire Alarm System New roof 2008 Newer HVAC Tenant only pays utilities.						

**Building Notes**

This well-conditioned property combines location and value, New Roof Added(2008). It's minutes from Oak Brook Shopping Center and close to Rt. 83, I-290, I-294, and I-88.



Location: **AKA 31W065 North Ave W
West Suburban Ind Cluster
West Suburbs Ind Submarket
DuPage County
Villa Park, IL 60181**

Building Type: **Class C Warehouse**

Status: **Built 1962**

Tenancy: **Multiple Tenant**

Land Area: **0.40 AC**

Stories: **2**

RBA: **11,960 SF**

Landlord Rep: **A.A. Conte & Son, Inc.**
Management: -
Recorded Owner: **Conte Building Corp**

Total Avail: **2,800 SF**

% Leased: **76.6%**

Ceiling Height: -
Column Spacing: -
Drive Ins: -
Loading Docks: **Yes**
Power: -

Crane: -
Rail Line: **None**
Cross Docks: -
Const Mat: **Steel**
Utilities: -

For Sale: **Not For Sale**

Expenses: **2008 Tax @ \$1.12/sf**

Parcel Number: **06-04-206-014**

Parking: **Ratio of 1.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 729 A.A. Conte & Son, Inc. / Art Conte (630) 231-8292	1,400	2,800	\$7.00/nn	Vacant	3 yrs	Direct
P 2nd / Suite 729 A.A. Conte & Son, Inc. / Art Conte (630) 231-8292	1,400	2,800	\$7.00/nn	Vacant	3 yrs	Direct



Location: **West Suburban Ind Cluster**
West Suburbs Ind Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Class B Industrial**

Status: **Built 1957**
 Tenancy: -

Land Area: **0.41 AC**
 Stories: **2**
 RBA: **16,000 SF**

Landlord Rep: **A.A. Conte & Son, Inc.**
 Management: -
 Recorded Owner: **A.A. Conte & Son, Inc.**




Total Avail: **4,590 SF**
 % Leased: **71.3%**



Ceiling Height: -
 Column Spacing: -
 Drive Ins: -
 Loading Docks: -
 Power: -

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: -
 Utilities: -

For Sale: **Not For Sale**
 Expenses: **2012 Tax @ \$0.81/sf**
 Parcel Number: **06-04-204-019**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 735B <i>A.A. Conte & Son, Inc. / Art Conte (630) 231-8292</i>	2,190	2,190	\$7.00/nn	Vacant	2 yrs	Direct
P 1st / Suite 739 <i>A.A. Conte & Son, Inc. / Art Conte (630) 231-8292</i>	2,400	2,400	\$7.00/nn	Vacant	2 yrs	Direct

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	320 S Cornell Ave - Villa Park, IL 60181			Peter & Marina Aguilera			Peter Aguilera (630) 393-1100			
	11,000 SF Class C Flex Building Built in 1986 For Sale at \$699,000 (\$63.55/SF) - Active Peter & Marina Aguilera: Peter Aguilera (630) 393-1100									
Building Notes: -										
P 1st	1,500	\$8.00/mg	Negotiable	Vacant		Office/D	Peter & Marina Aguilera	Peter Aguilera (630) 393-1100	36 Mths	N
	\$1000 per month									
	748 N Michigan Ave - Villa Park, IL 60181			Kingbrook, Inc.			Thomas Kukulski (630) 916-4700 X232			
	4,935 SF Class C Warehouse Building Built in 1963 For Sale at \$425,000 (\$86.12/SF) - Active Kingbrook, Inc.: Thomas Kukulski (630) 916-4700 X232									
Building Notes: July 2004: LaSalle Bank T#1454 sold this property to Patrick L. Schuetz.										
E 1st	4,935	\$9.12/mg	Negotiable	Negotiable		Industrial/D	Kingbrook, Inc.	Thomas Kukulski (630) 916-4700 X232	6 Wks	N
	4,935 sq. ft. free standing building, 435 sq. ft. office, 8+ car parking, 1 dock, 1 drive in door, 12' ceiling, 200 amps, 3 phase, brick and block, built in 1960's.									
	150 E North Ave - Villa Park, IL 60181			Lee & Associates of IL, LLC			Jay Farnam (773) 355-3029			
	14,200 SF Class C Showroom Building Built in 1967 For Sale - Active Lee & Associates of IL, LLC: Jay Farnam (773) 355-3029, Michael Plumb (773) 355-3019									
Building Notes: -										
E 1st	14,200	\$11.83/nnn	Negotiable	Negotiable		Industrial/D	Lee & Associates of IL, LLC	Michael Plumb (773) 355-3019 Jay Farnam (773) 355-3029	17 Mths	N
	- 80,850 SF fenced yard - Large marquee - two way of ingree/egress - Low DuPage County Taxes - 283' of frontage on North Ave - 46,000 vehicles per day - Large showroom									

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
										
401 E North Ave - Villa Park, IL 60181							@properties Commercial	Joe Kunst (312) 506-0200		
30,000 SF Class B (Strip Center) Building Built in 1990										
-										
Building Notes: -										
P 1st / Suite 3	3,500	\$8.00/mg	Negotiable	Vacant		Industrial/D	@properties Commercial	Joe Kunst (312) 506-0200 Dan Stratis (312) 506-0200	26 Mths	N
P 2nd / Suite 2	4,000-10,000	\$12.00/mg	Negotiable	Vacant		Office/D	@properties Commercial	Joe Kunst (312) 506-0200 Dan Stratis (312) 506-0200	25 Mths	to 4,000
										
740-742 N Princeton Ave - Villa Park, IL 60181							A.A. Conte & Son, Inc.	Art Conte (630) 231-8292		
16,055 SF Class C Industrial Building Built in 1957										
-										
Building Notes: -										
P 1st / Suite 742	5,000	\$6.50/nnn	1-3 yrs	Vacant	Some Work	Industrial/D	A.A. Conte & Son, Inc.	Art Conte (630) 231-8292	67 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
-------	----------	------------	------	-----------	---------	----------	-----------------	---------	--------	-----------



420 W Stone Rd - Villa Park, IL 60181



12,000 SF Class C Flex Building Built in 1978
 For Sale at \$975,000 (\$81.25/SF) - Active
 Spartan Realty & Development Inc: John Parrish (630) 545-1111



RDP Corporation

Richard Pasaglia (630) 690-3697

Building Notes: -

P 1st / Suite D-1	1,200	\$12.00/+e&c	Negotiable	Vacant		Office/D	RDP Corporation	Richard Pasaglia (630) 690-3697	6 Mths	N
P 2nd / Suite E-2	500	\$12.00/+elec	1-3 yrs	Vacant	As-Is	Office/D	RDP Corporation	Richard Pasaglia (630) 690-3697	111 Mths	N
24/7 access										
P 2nd / Suite F-2	500	\$12.00/+elec	1-3 yrs	Vacant		Office/D	RDP Corporation	Richard Pasaglia (630) 690-3697	64 Mths	N
24/7 access										
P 2nd / Suite G-2	500	\$12.00/+elec	1-3 yrs	Vacant		Office/D	RDP Corporation	Richard Pasaglia (630) 690-3697	64 Mths	N
24/7 access										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	1160-1190 N Villa Ave - Villa Park, IL 60181			Transwestern			Joe Karmin (847) 588-5670			
	24,549 SF Class B Manufacturing Building Built in 1987									
-										
<p>Building Notes:</p> <ul style="list-style-type: none"> -6,100 SF Unit Available -750 SF Office -Mezzanine deck above offices -17' clear height - 2 exterior docs/w/1 leveler -1 Drive-in Door -200 Amps, 240 Volts • Building unit is in excellent condition • Upgraded office finishes • Entire building is 24,549 SF • Situated on 1 acre of land • Within minutes of major highways • Ample parking 										
P 1st	6,000-12,300	\$7.75/ig	Negotiable	Vacant		Industrial/D	Transwestern	Joe Karmin (847) 588-5670 Justin Lerner (847) 588-5665	5 Mths	to 6,000
<ul style="list-style-type: none"> • Great access to North Avenue, I-294, I-290, & I-355 • Floor drain in place • Open showroom area • Low DuPage County Taxes • Well maintained facility 										
	124-126 S Villa Ave - Villa Park, IL 60181			Glen Somers			Glen Somers (708) 267-2952			
	7,125 SF Class C Flex Building Built in 1960									
For Sale at \$595,000 (\$83.51/SF) - Active										
Glen Somers: Glen Somers (708) 267-2952										
<p>Building Notes: This well-conditioned property combines location and value, New Roof Added(2008). It's minutes from Oak Brook Shopping Center and close to Rt. 83, I-290, I-294, and I-88.</p>										
P 1st	5,445	\$12.00/mg	1-3 yrs	Vacant	Some Work	Flex/D	Glen Somers	Glen Somers (708) 267-2952	54 Mths	N
New Fire Alarm System New roof 2008 Newer HVAC										
P 1st	1,350	\$12.00/mg	1-3 yrs	Vacant	As-Is	Office/D	Glen Somers	Glen Somers (708) 267-2952	54 Mths	N
New Fire Alarm System New roof 2008 Newer HVAC Tenant only pays utilities.										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
										
727-729 N Yale Ave - Villa Park, IL 60181										
11,960 SF Class C Warehouse Building Built in 1962										
A.A. Conte & Son, Inc.										
Art Conte (630) 231-8292										
-										
Building Notes: -										
P 1st / Suite 729	1,400	\$7.00/nn	3 yrs	Vacant	Some Work	Office/D	A.A. Conte & Son, Inc.	Art Conte (630) 231-8292	126 Mths	N
P 2nd / Suite 729	1,400	\$7.00/nn	3 yrs	Vacant	Some Work	Office/D	A.A. Conte & Son, Inc.	Art Conte (630) 231-8292	157 Mths	N
										
735-739 N Yale Ave - Villa Park, IL 60181										
16,000 SF Class B Industrial Building Built in 1957										
A.A. Conte & Son, Inc.										
Art Conte (630) 231-8292										
-										
Building Notes: -										
P 1st / Suite 735B	2,190	\$7.00/nn	2 yrs	Vacant		Industrial/D	A.A. Conte & Son, Inc.	Art Conte (630) 231-8292	27 Mths	N
P 1st / Suite 739	2,400	\$7.00/nn	2 yrs	Vacant		Industrial/D	A.A. Conte & Son, Inc.	Art Conte (630) 231-8292	70 Mths	N